
19 HOLLYCROFT AVENUE, LONDON NW3 7QH

DESIGN & ACCESS STATEMENT

(Proposed Dormer)

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CONTEXT

19 Hollycroft Avenue is a three storey, semi-detached single family dwelling located in the Redington and Frognal Conservation Area.

We are proposing to add a dormer at roof level on the side (east) elevation.

We propose to use materials and forms in harmony with the existing building and neighbours.

DRAWINGS:

- Existing:
 - A-1-1006 LOCATION PLAN
 - A-1-1007 BLOCK PLAN
 - A-1-1013 EXISTING SECOND FLOOR PLAN
 - A-1-1015 EXISTING ROOF PLAN
 - A-1-2001 EXISTING FRONT (SOUTH) ELEVATION
 - A-1-2002 EXISTING REAR (NORTH) ELEVATION
 - A-1-2003 EXISTING SIDE (PASSAGE / EAST) ELEVATION
 - A-1-2004 EXISTING SIDE (WEST) ELEVATION
- Proposed:
 - A-3-1030 PROPOSED SECOND FLOOR PLAN
 - A-3-1031 PROPOSED ROOF PLAN
 - A-3-2030 PROPOSED FRONT (SOUTH) ELEVATION
 - A-3-2031 PROPOSED REAR (NORTH) ELEVATION
 - A-3-2032 PROPOSED SIDE ELEVATION
 - A-3-2033 PROPOSED SIDE (WEST) ELEVATION



CONTEXT (cont'd)

PRECEDENTS & DESIGN CONSIDERATIONS

There is currently a single dormer window on the side (east) elevation of 19 Hollycroft Avenue. Internally, the dormer is split by a partition dividing two rooms.

We propose to make internal alterations to remove the partition mentioned above.

We also propose a new, adjacent dormer of similar scale and matching head/roof height. The glazing of both dormers will be obscured.

There are a number of established precedents along the street, in the immediate vicinity, in which pairs of dormers have been introduced to the side elevations at roof level, enough that it can be stated that a pattern has been established.

Other properties with pairs of side-facing dormers include Nos. 11, 17, 24, 29, 31, 36, 38 & 40 Hollycroft Avenue. See the following page for their locations.

Further, though the Redington and Frogna Conservation Area Statement mentions that *"The roofline is a particularly important element of this Avenue"*, the document was adopted in 2000, after No.17's pair of dormers. No.17's dormers are not identified as being harmful to the area, unlike Nos. 20-22 which are front-facing and altogether different.

Lastly, it should be noted that it appears that all of the other pairs of dormers along the street were present when the Conservation Area Statement was written, in which case the statement's authors did not consider them harmful to the character of the area.

BELOW: EXTRACTS FROM THE REDINGTON & FROGNA CONSERVATION AREA STATEMENT



Hollycroft Avenue is more modest in scale than Ferncroft and has a more informal feel as a result plus the fact that it curves along its length and has irregularly spaced trees of varied type and age. It rises relatively sharply from Ferncroft Avenue before falling slightly to Platt's Lane in the north-west. The roofline is a particularly important element of this Avenue. The gaps between the semi-detached pairs reinforces the rise and fall of the slopes and is echoed by the tall chimneys and gable end walls. Again the houses are predominately red/orange and semi-detached incorporating areas of white painted render, tile hanging and bay and dormer windows. Uncharacteristically for this area, Nos. 28-34 feature Dutch style gables. Whilst Quennell designed nine houses at Nos. 33-49 (five are listed), a large part of this road was probably developed by W.J. King. Of particular note is No. 46, an attractive house set on a bank above the southern end of the Avenue designed by Sir Guy Dawber. The frontage to this red brick house has a prominent chimney stack to one side and gable to the other. A number of the properties on Hollycroft Avenue have sculpted brick reliefs above, or to the sides, of their entrances. These include house names such as Denewood and Heatherdene. There has been some loss of low retaining walls to the detriment of the streetscape.



Buildings and features that detract from the character of the area and would benefit from enhancement

- Roof extensions to Nos. 20-22 Hollycroft Avenue
- Garages to the front of Nos. 44 Hollycroft Avenue
- Additions to No. 4 Rosecroft Avenue
- Nos. 9 & 15 Rosecroft Avenue
- Garages to the front of No. 18 Rosecroft Avenue
- Forecourt parking area to the front of No. 20 Rosecroft Avenue
- No. 50 Platt's Lane incorporates a street level garage within its frontage



20-22 HOLLYCROFT AVENUE



LOCATIONS OF PROPERTIES WITH PAIRS OF SIDE-FACING DORMERS - SOME REFERENCED ON THE FOLLOWING PAGES

17 Hollycroft Avenue (semi-detached with No.19)

The arrangement of a pair of dormers proposed at No.19 is most comparable to No.17. We believe that our proposal compares favourably to No.17 as No.19's proposed dormers, in elevation, sit comfortably within the limits of the existing roof form.

Planning application reference: P9601366R2

Granted 7 March 1997



OVERLAY OF NO.19 (BLUE) AND NO.17 (SHOWN MIRRORED FOR LIKE FOR LIKE REFERENCE)



DORMER WINDOWS AT NO.17 HOLLYCROFT AVENUE (ABOVE & BELOW)

11 Hollycroft Avenue

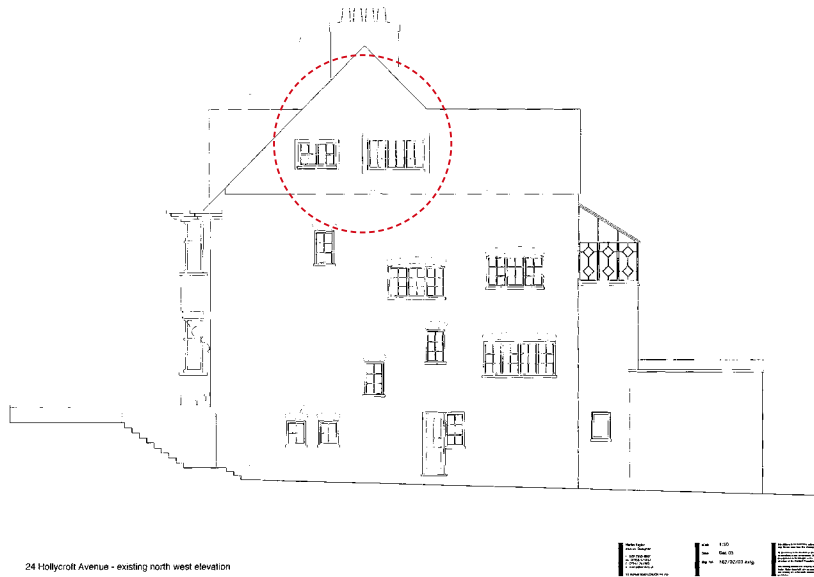
This property is four doors down from No.19, on the same side of the street.



DORMER WINDOWS AT NO.11 HOLLYCROFT AVENUE (ABOVE & BELOW)

24 Hollycroft Avenue

This property is directly opposite 19 Hollycroft Avenue.

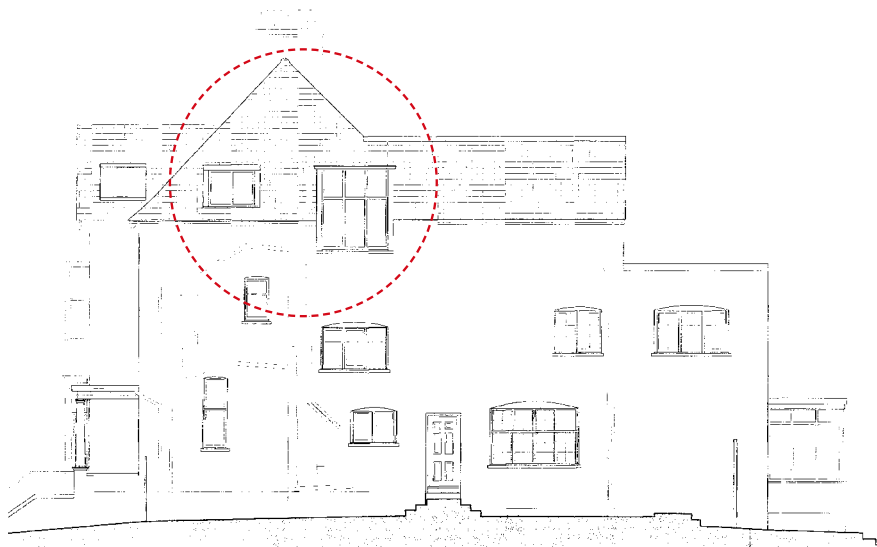


SIDE ELEVATION SHOWING THE TWO DORMERS AT ROOF LEVEL



DORMER WINDOWS AT NO.24 HOLLYCROFT AVENUE (ABOVE & BELOW)

31 Hollycroft Avenue



SIDE ELEVATION SHOWING THE TWO DORMERS AT ROOF LEVEL

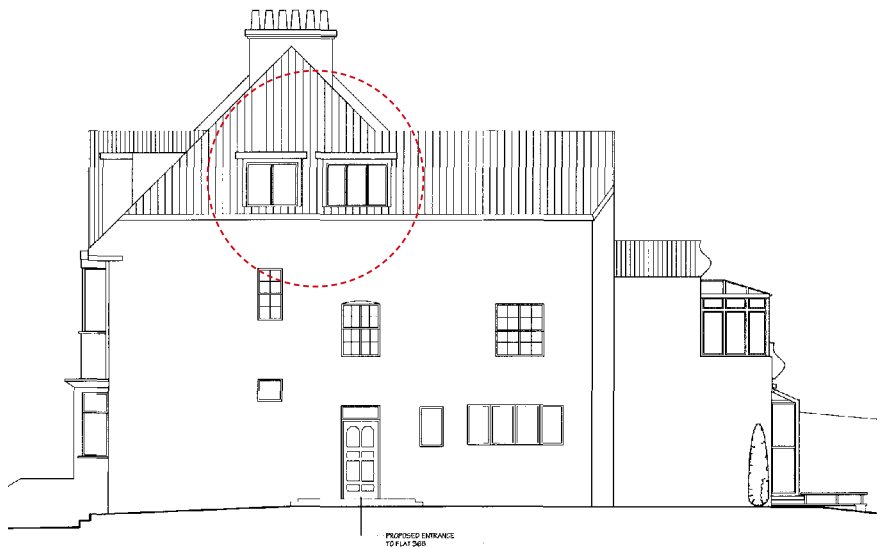


DORMER WINDOWS AT NO.36 HOLLYCROFT AVENUE (ABOVE & BELOW)

36 Hollycroft Avenue

This property is obliquely opposite 19 Hollycroft Avenue.

Please note that we reference the pair of side elevation dormers, not the front facing dormer.



SIDE ELEVATION SHOWING THE TWO DORMERS AT ROOF LEVEL



DORMER WINDOWS AT NO.36 HOLLYCROFT AVENUE (ABOVE & BELOW)

DESIGN & ACCESS

With reference to policy **Policy D1 Design ...**

a. respects local context and character;

The proposed dormer window follows the scale, finishes and format of the existing adjacent. Further, as noted previously, the proposed pair of dormers follows the typology / precedents established in the immediate vicinity.

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

As above and on the following page.

c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

We are proposing double glazed units with an external appearance to match the existing

d. is of sustainable and durable construction and adaptable to different activities and land uses;

N/A

e. comprises details and materials that are of high quality and complement the local character;

As above

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;

The proposal for the dormer has precedent in the immediate vicinity, in buildings of the same type and style.

g. is inclusive and accessible for all;

No material change to the existing condition.

h. promotes health;

N/A

i. is secure and designed to minimise crime and antisocial behaviour;

All reasonable measures pursued in specified products.

j. responds to natural features and preserves gardens and other open space;

No material change to the existing condition.

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

N/A

l. incorporates outdoor amenity space;

No material change to the existing condition.

m. preserves strategic and local views;

N/A

n. for housing, provides a high standard of accommodation;

N/A

o. carefully integrates building services equipment.

No material change to the existing condition.

DESIGN & ACCESS

With reference to policy **Policy D2 Heritage ...**

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

The proposed dormer window follows the existing scale, finishes and format.

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

N/A

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area;

N/A

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

No change

7.5.4: Details

The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original.

As (e) above

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A / S
